

**CENTRAL FALLS HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Minutes

August 26, 2009

Submitted by: Sue Levasseur

Call to Order

Chairperson, Mr. Robert Salisbury called the meeting to order at 1:00 p.m.

Present:

Robert Salisbury, Chairperson

Charles Coelho, Commissioner

Gladys Burns, Commissioner

Albert Laroche, Commissioner

Raymond Marcaccio, Attorney

Tina Sullivan, Public Housing Administrator

Susan Levasseur, Administrative Assistant

Excused:

Robert Girouard, Executive Director

Approval of Minutes

Charles Coelho motioned to accept the minutes of the July 2009 meeting minutes collectively, seconded by Gladys Burns as well as Albert Laroche and so it was voted 5-0.

Resident Concerns

None at this time

Public Comment

Ron Bachand, PHM at Wilfrid Manor has expressed that residents in Wilfrid Manor feel they should have a representative on the CFHA Board of Commissioners.

Administrative Report

Tina Sullivan, Interim Executive Director, briefs the board on some of the issues that the CFHA are working on. A representative from HUD came in to review the Federal Labor Standards; they did not have any findings. Representative from HUD will be in next week and will be conducting an audit. We will keep the board posted as soon as we have correspondence from HUD. The Audit has been submitted and each board member should have received a copy. There were no findings. HUD Financial scores: these scores were reviewed and there were some discrepancies that we corrected. We resubmitted to

HUD, in turn, these corrections gave the CFHA a much better score than we first received.

Christine Allen has requested to attend a conference to be held in Boston, this conference has been approved.

We have been in contact with Pawtucket Housing regarding a possible merger with the Pawtucket FSS Program. A proposal has been sent to Pawtucket and we are waiting to hear back from them.

At this time we are still trying to complete the job descriptions. We will keep the board posted on this process.

Tenant Charges need to be reviewed and revised. These changes will be posted on the bulletin boards for tenant review for 30 days. After this time frame, it will be brought back before the board for approval.

The fee accountant will be in next week to complete our budget. We will then submit to HUD for approval.

Motion

Motion made by Charles Coelho, seconded by Gladys Burns to accept the Executive Summary, and so it was voted 5-0.

Approval of Expenditures

Charles Coelho motioned to accept the Expenditures for July 2009, seconded by Gladys Burns as well as Albert Laroche, and so it was voted 5-0.

Motion

Charles Coelho motioned, Gladys Burns seconded to approve the contract for masonry work to be done by East Coast Masonry for the sum of \$484,780.00, and so it was voted 5-0.

Motion

Gladys Burns motioned to accept the department reports, seconded by Albert Laroche, and so it was voted 5-0.

Executive Session

Motion by Albert Laroche to move to Executive Session at 1:45 pm regarding legal matters, seconded by Charles Coelho, and so it was voted 5-0.

Public Meeting Reconvened

Public session reconvened at 2:05 pm.

Police Contract

Tina Sullivan briefs the board regarding the Police contract; Ms. Sullivan has met with Colonel Moran regarding this matter. Colonel Moran has stated that the presence alone of a police officer makes for

a safer environment and he recommends us renewing the contract with the City of Central Falls. Colonel Moran has stated that he would be more than willing to assist the CFHA in researching grants that might assist the CFHA in payment of this service. The board would like to see that when the officer on duty is on leave of any kind that the CFHA receive another officer to take his place for the time frame he is absent from duty.

The attorney expresses some concerns and would like to have Colonel Moran sign an indemnification. Ms. Sullivan asks if the board would like for her to sign if all aspects of this contract are in place and the board decides that if Colonel Moran is in cooperation, then the CFHA attorney will draw up a contract. When this new contract is in place it will come before the board for review and signature.

Section 8 Position

Tina Sullivan briefs the board on the shortage of staff in the Section 8 department. Viana DeCastro, Section 8 Manager has requested to fill this position due to the fact that it leaves her department short staffed. The board will wait for the budget to come in to make a decision as to whether or not this position can be filled at this time.

Adjourn

Motion by Gladys Burns, seconded by Charles Coelho that the meeting be adjourned at 2:20p.m.